



ZONING COMMISSION AGENDA

**Wednesday, November 12, 2014
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

COMMISSION MEMBERS:

Nick Genua, CD 7, Chair	_____	Melissa McDougall, CD 5	_____
Charles Edmonds, Vice Chair, CD 4	_____	Natalie Moore, CD 6	_____
Will Northern, CD 1	_____	Wanda Conlin, CD 8	_____
Carlos Flores, CD 2	_____	Gaye Reed, CD 9	_____
Justin Reeves, CD 3	_____		

I. WORK SESSION 9:00 AM PreCouncil Chamber – 2nd Floor

A. Election of Chair and Vice-Chair	Staff
B. Briefing: Previous Zoning Actions by City Council	Staff
C. Review: Today's Cases	Staff

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

Discussions at lunch recess: None

II. PUBLIC HEARING 10:00 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, DECEMBER 2 AT 7:00 P.M. UNLESS OTHERWISE STATED.

A. Call to Order	Chair
B. Approval of October 8, 2014 Meeting Minutes	_____

To view the docket: <http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

C. Continued Cases

1. ZC-14-129 RANA DEVELOPMENT COMPANY, LLC 2409 McPherson Ave. 0.27 ac. CD 9

- a. Applicant/Agent: HGC Residential
- b. Request: *From:* "B" Two-Family *To:* "PD/SU" Planned Development/Specific Use for duplexes; site plan included

2. ZC-14-133 JSA RENTAL PROPERTIES, LLC 4432 Mc Cart Ave. 0.45 ac. CD 9

- a. Applicant/Agent: Luis Galindo

- b. Request: *From:* "B" Two-Family *To:* "PD/SU" Planned Development/Specific Use for a fourplex; site plan waiver requested

D. New Cases:

3. ZC-14-141 EMERGING PROPERTIES I LTD. 6750 Fossil Bluff Dr. 2.90 ac. CD 4

- a. Applicant/Agent: Arlyn Samuelson/Pogue Engineering
b. Request: *From:* "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel; site plan approved *To:* "G" Intensive Commercial
c. This case will be heard by the City Council on 11/18/14

4. ZC-14-142 CHAD AND MIMI STEPHENS INVESTMENTS LP 133 N. Bailey Ave 0.51 ac. CD 7

- a. Applicant/Agent: Nolan Bradshaw
b. Request: *From:* "CR" Low Density Multifamily *To:* "PD/SU" Planned Development for an office with "ER" Neighborhood Commercial Restricted development standards; site plan included

5. ZC-14-143 HAYCO REALTY LTD 6000 Cromwell Marine Creek Rd. 49.01 ac. CD 2

- a. Applicant/Agent: Randy Lockhart
b. Request: *From:* "CR" Low Density Multifamily and "E" Neighborhood Commercial *To:* "A-5" One-Family

6. ZC-14-144 ANTHONY AND MELISSA FERNANDEZ 3106-3124 Alcannon St., 5117-5119 Trueland Dr. and 3131 E. Seminary Dr. 4.86 ac. CD 8

- a. Applicant/Agent: Teague, Nall and Perkins
b. Request: *From:* "R2" Townhouse/Cluster and "E" Neighborhood Commercial *To:* "PD/E" For all uses in "E" Neighborhood Commercial plus warehouse; site plan included

7. ZC-14-145 156 HOLDINGS LLC, AND KENNETH, MARY AND SAMUEL LEPORIS 10365 Blue Mound Rd. and 600 Block Bonds Ranch Rd. 13.29 ac. CD 7

- a. Applicant/Agent: Coy Quine
b. Request: *From:* "I" Light Industrial *To:* "PD/I" Planned Development for all uses in "I" Light Industrial plus mini warehouse; site plan included

8. ZC-14-147 A.M. PATE JR. ETAL. 6500-6800 Blocks Dirks Rd./Altamesa Blvd. 471.95 ac. CD 6

- a. Applicant/Agent: Tom Galbreath, Dunaway Associates
b. Request: *From:* Unzoned *To:* "A-5" One-Family, "G" Intensive Commercial and "MU-2" High Intensity Mixed-Use
c. This case will be heard by City Council on 12/09/14

9. ZC-14-148 B.N.M. PROPERTIES 8701 Old Decatur Rd. 14.57 ac. CD 7

- a. Applicant/Agent: Michael Clark/Winkelmann and Associates Inc.
b. Request: *From:* "C" Medium Density Multifamily, "E" Neighborhood Commercial and "PD-544" Planned Development for one-family residential with forty foot lots and five foot side yards *To:* "PD/E" For all uses in "E" Neighborhood Commercial plus grocery store greater than 60,000 s.f.; site plan included

10. ZC-14-149 CITY OF FORT WORTH PLANNING AND DEVELOPMENT AX11-009 5200-5900
Blocks of Wall Price Keller Rd. 76.72 ac. CD 4

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From*: "AG" Agricultural *To*: "A-10" One-Family and "PD/E" Planned Development for all uses in "E" Neighborhood Commercial plus mini-warehouses; site plan waiver requested

11. ZC-14-150 CHESAPEAKE LAND DEV. CO LLC 4109 Westridge Ave. 3.738 ac. CD 3

- a. Applicant/Agent: Brent Hammond/Trepex Acquisitions LLC
- b. Request: *From*: "C" Medium Density Multifamily *To*: "E" Neighborhood Commercial

12. ZC-14-152 CITY OF FORT WORTH PLANNING AND DEVELOPMENT AX11-004 300 Block
Longhorn Rd 69.2 ac. CD 2

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From*: Unzoned *To*: "I" Light Industrial and "K" Heavy Industrial
- c. This case will be heard by City Council on 12/09/14

E. Continued Cases

13. ZC-14-137 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT; TCU
RESIDENTIAL OVERLAY DISTRICT CD ALL

- a. Applicant/Agent: City of Fort Worth
- b. Request: Text Amendment: An Ordinance Amending The Zoning Ordinance of The City Of Fort Worth, Being Ordinance No. 13896, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending:
 - Article 4 "Overlay Districts", of Chapter 4, "District Regulations" to add a new Section, Section 4.406, "TCU Residential Overlay"; providing regulations for TCU Residential Overlay Zone ("TCU");
 - Amending Chapter 9, "Definitions" to Amend the definitions of "Fraternity or Sorority house" and add a definition for "Unrelated"

To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

14. ZC-14-138 and ZC-14-138A CITY OF FORT WORTH PLANNING AND DEVELOPMENT: MAP
AMENDMENT; TCU RESIDENTIAL OVERLAY DISTRICT Generally bounded by
Park Place, 8th Ave., FW & W Railroad, Overton Park & Trinity River
2479.51 ac. CD 3,9

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From*: Multiple Districts *To*: Add TCU Residential Overlay (TCU) District

15. ZC-14-103 CITY OF FORT WORTH PLANNING AND DEVELOPMENT TEXT AMENDMENT:
URBAN FORESTRY CD ALL

- a. Applicant/Agent: City of Fort Worth
- b. Request: *Text Amendment*: An Ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 13896, As Amended, Codified As Appendix "A" Of

The Code Of The City Of Fort Worth, By Amending Chapter 6, "Development Standards" Of Article 3, "Landscaping, Buffers, And Urban Forestry" To:

- Revise Section 6.302 "Urban Forestry" Regulations Relating to Tree Coverage, Preservation, Planting and Maintenance; and
- Amend Chapter 9, "Definitions," Section 9.101, "Defined Terms" To Revise and Add Definitions Related to Urban Forestry

To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

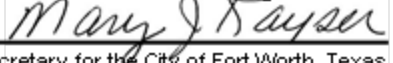
ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, November 07, 2014 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas